

Seaview has been refurbished with care and attention and we just missed a four star rating by two percent. We have carried out the additions and improvements required so we can say that it is a four star rated accommodation. We have prepared Seaview for ourselves and not specifically as a holiday letting, and our hope is that you will enjoy a relaxed and pleasurable stay at Seaview and on the wonderful Island of Lewis and Harris.

We have drawn up Terms and Conditions that are fairly standard and trust that some of the terms may never have to be used, but you will understand that they are necessary to include.

We try to be as flexible as we can so that you will have an enjoyable time at Seaview. Please feel free to ask any questions or raise any queries you may have prior to and even during your holiday.

MAKING A RESERVATION

Please use the booking form pdf file to fill in details and return with the appropriate payment. If you are not able to do this then we can send all the info by post to you.

A deposit of 30% is payable upon making a reservation. Bookings within 6 weeks of arrival date are payable in full.

The balance is to be paid 6 weeks prior to your arrival date together with a damage deposit of £100, which is fully refundable upon inspection of Seaview between your departure and new arrivals. Deductions will be made for any damaged or missing items, or any damage incurred to the fabric of the building or furniture. We would appreciate being informed by you of any accidental damage or breakages that occur during your visit so that we can attend to them.

Payments should be by sterling cheque drawn on a U.K. bank payable to "Mr Andrew Green" and be sent to 50 Ravenbank Road, Luton, Bedfordshire, LU2 8EJ. If you are booking from overseas then please contact us to discuss.

Should you cancel, the payment, less any expenses incurred will only be refunded in the event that Seaview is re-let. Your damage deposit will be returned in full. In the event that the final payment has not been received by six weeks prior to the commencement of the tenancy, the tenant will be deemed to have cancelled the tenancy and the accommodation shall be re-let.

Telephone and email bookings will be held for 7 days pending receipt of deposit and booking form. Failing which after 10 days, the provisional booking will be cancelled. On receipt of deposit the booking will be confirmed.

You will have the use of Seaview for up to 6 persons on a self-catering basis, for the agreed and paid for period of tenancy. Electricity, oil, bed linen and towels are all included in the rental fee.

ARRIVALS & DEPARTURES

Seaview will be ready for you by 4pm, and the property must be vacated by 10am on day of departure.

CLEANING

The property should be left clean and tidy on departure and any damages must be reported by leaving a note or contacting us via phone or email. Please leave towels and used bedding in the linen basket or place in the bath. If Seaview is left in a dirty or inappropriate manner and in need of additional cleaning a surcharge will be deducted from your damage deposit to cover the expense of this.

PETS

No pets allowed on premises.

SMOKING

No smoking on premises please.

DAMAGES

Guests are asked to treat all fabrics and furniture with care and avoid spilling drinks etc. All damages and losses will be charged in full and deducted from the damage deposit or if the damage is in excess of £100 will be invoiced to you and a cheque by return expected. We trust never to have to do this but a little previous experience has regrettably forced us to include this in our terms.

HOLIDAY PROTECTION

To minimise the cost and inconvenience of cancelled bookings we would strongly advise you to take out holiday insurance. Regrettably you may have to forfeit the full cost of your holiday in certain circumstances.

The proprietors of Seaview cannot accept liability for personal injury or illness or loss or damage to luggage or other belongings or for any delay inconvenience or other loss. A proper respect for the nature of the terrain and facilities and the vagaries of the Scottish weather must be accepted. You and your party will be solely responsible for your personal safety and without prejudice to that generality any equipment that is used is entirely at your own risk.

As well as cancellation and curtailment insurance, clients are recommended to take out holiday insurance to cover loss or damage to personal effects. Vehicles, accessories and contents are left at their owners risk.

The proprietors will not be responsible for any loss or damage or any injury to persons not caused through the fault of the proprietor.

RESTRICTION ON RENTAL

We reserve the right to remove person or persons from the property due to unreasonable behaviour, damage to the property or exceeding the stated occupancy. In this case any refund will be at our discretion.

CANCELLATION

If you need to cancel a reservation for any reason we must be notified by telephone immediately and cancellation must be confirmed in writing or email within 5 days. In the event of a cancellation we will make every effort to re-let the booking and you will be reimbursed in full. However we strongly advise that you take out insurance cover to prevent the following additional costs.

If we are unable to re-let, cancellation costs will be incurred as follows:

- * More than 6 weeks before booking commences your deposit will be forfeited
- * Less than 6 weeks you will be liable to pay the full cost of rental (i.e. deposit & full balance)

AVAILABILITY

Each booking is made in good faith with the belief that Seaview will be available to the tenant on the date stated. If for any reason due to circumstances out of our control, Seaview is not available, we are unable to guarantee provision of alternative accommodation. In the event of this happening the deposit and full balance will be refunded in full. The tenant will have no further claim against the proprietor.

To improve the facilities within the house the proprietors reserve the right to alter or amend the facilities made available at Seaview.